

April 13, 2022

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200S
Washington, D.C. 20001

Re: **BZA Application No. 20697 – 4103 Davis Place NW (Square 1708, Lot 21)**
(“Property”) – Prehearing Submission

Dear Members of the Board:

This letter serves as the prehearing submission for the application of 4101-4103 Davis L.L.C. (the “**Applicant**”) for special exception approval pursuant to 11 DCMR Subtitle U § 421 for new residential development in the RA-1 zone in order to renovate the existing multifamily residential building on the Property and to increase the number of residential units from four (4) units to six (6) units (the “**Project**”). As discussed in detail in the initial statement, the application meets the standards for approval of the requested relief under Subtitle U § 421.1 and Subtitle X § 901.2.

I. Updated Plans

Attached as Exhibit A are updated architectural plans (“**Updated Plans**”) for the Project incorporating comments received from the Office of Planning (“**OP**”). The Updated Plans include a civil site plan showing the preliminary proposed locations for landscape and tree plantings for the Project, as well as additional information regarding the proposed ancillary penthouse providing access to the roof terraces for the proposed two second-floor units. As required, the proposed penthouse space will be devoted exclusively to ancillary space to support the residents’ use of the roof terraces. In addition, the Updated Plans include photos showing the availability of on-street parking surrounding the Property.¹ Lastly, pages 13-14 of the Updated Plans include floor plans showing the existing conditions, which OP also requested.

¹ As noted in the Applicant’s initial submission, no parking is proposed or required for the Project. Consistent with longstanding practice and prior determinations by the Office of the Zoning Administrator, the existing building is entitled to four (4) parking credits based on the four (4) parking spaces that would have been required for the existing building (one (1) space per unit) under Section 2101 of the 1958 Zoning Regulations. The Project, with six (6) units, would require one (1) parking space under the current Zoning Regulations and thus, based on the existing parking

II. Supplemental Information

In response to OP's request for supplemental information regarding the application, the Applicant provides the following:

- Area Schools: As noted in the Applicant's initial submission, the Property is in-boundary for Stoddert Elementary School, Hardy Middle School, and Wilson High School. Based on the most recent available D.C. Public School ("DCPS") enrollment data, Stoddert Elementary has a total facility utilization rate of 101%, Hardy Middle has a utilization rate of 98%, and Wilson High has a utilization rate of 102%.² The Applicant notes that DCPS has been actively studying school capacity in the area and has identified two candidate sites to construct two new schools in order to meet demand within the Wilson High feeder pattern. Here, because the Project will add only two (2) new units, with two (2) bedrooms each, the Applicant anticipates that the impact of the Project on in-boundary school capacity, if any, will be exceedingly minimal. In addition, the application has been forwarded to the Office of the State Superintendent of Education ("OSSE"), as required, and OSSE has not raised any concerns regarding the two (2) additional units proposed by the Project.
- GAR: The Project will have a GAR of 0.4, as required in the RA-1 zone.
- Area Transit and Neighborhood Services: The Property is served by the D2 Metrobus Route, which picks up on the southeast corner of Davis Place and 41st Street, directly across the intersection from the Property, providing service to Dupont Circle. In addition, the 31 and 33 Metrobus Routes are accessible on Wisconsin Avenue, approximately 0.5 miles walking distance from the Property, and provide service to Downtown as well as north to Friendship Heights. The Property and surrounding area are also well served by neighborhood-serving service and retail along the nearby Wisconsin Avenue corridor, including multiple grocery stores, that will be available to serve the new residents of the Project.

III. Community Outreach

The Applicant presented the Project to Advisory Neighborhood Commission ("ANC") 3B at the ANC's regular public meeting on March 10, 2022, and is presenting to the ANC again on April 14, 2022. The Applicant has also conducted extensive outreach with the surrounding neighbors, as evidenced by the letters of support that have been submitted into the record (Record Exhibits 19-28). The Project has received positive feedback and support to date, and the Applicant

credits, is not required to provide any parking. Correspondence from the Zoning Administrator confirming that no parking is required for the Project based on existing credits is attached as Exhibit B.

² DCPS facilities and enrollment data is available at <https://dme.dc.gov/publication/2020-master-facilities-plan-supplement>. Capacity data for Stoddert Elementary includes both permanent and temporary facilities.

looks forward to continuing to work with the ANC and the community as the Project moves forward.

IV. Outline of Testimony and Expert Witness Resume

Lastly, attached as Exhibit C are an outline of witness testimony for the public hearing on the application and an expert resume for the Project architect who will be testifying at the hearing.

As discussed in the initial statement and as further evidenced by the supplemental information provided in this prehearing submission, the application meets the standards for approval of the requested relief. We look forward to presenting to the Board at the public hearing on May 4, 2022. Please feel free to contact the undersigned at (202) 721-1135 if you have any questions, and thank you for your consideration of this matter.

Sincerely,

/s/ Lawrence Ferris
Lawrence Ferris

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document and attachments were delivered via email to the following addresses on April 13, 2022.

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/s/ Lawrence Ferris
Lawrence Ferris